

CITY OF MONTEREY PARK  
DESIGN REVIEW BOARD AGENDA

**REGULAR MEETING**  
**Monterey Park City Hall Council Chambers**  
**320 West Newmark Avenue**  
**Monterey Park, CA 91754**

**TUESDAY**  
**OCTOBER 20, 2015**  
**7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

**CALL TO ORDER – Chair Allen Wong**

**ROLL CALL – Vice-Chair Wally Tsui, Member Eric Brossy de Dios, Joseph C. Reichenberger and Celeste Morris Nguyen**

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**ORAL AND WRITTEN COMMUNICATIONS**

**MINUTES – None**

**[1.] UNFINISHED BUSINESS – None**

**[2.] NEW BUSINESS**

**2-A. NEW CONSTRUCTION LESS THAN 10,000 SQUARE FEET – 4-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 217 NORTH NICHOLSON AVENUE (DRB-15-14)**

The applicant, Angus Lin, is requesting design review board approval for the construction of a 4-unit condominium development at 217 North Nicholson Avenue in the R-3 (High-Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15315, Class 15 Minor Land Divisions and 15332, Class 32 In-fill development.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-14) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

**2-B. NEW CONSTRUCTION GREATER THAN 10,000 SQUARE FEET – 5-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT – 221-223 SOUTH NEW AVENUE (DRB-15-23)**

The applicant, Gary Lin, is requesting design review board approval for the construction of a 5-unit condominium development at 221-223 South New Avenue in the R-3 (High-Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15332, Class 32 In-fill development.

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-23) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.


**[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS**

**[4.] ITEMS FROM STAFF**

**ADJOURN:**

To the next regularly scheduled meeting on November 3, 2015.

APPROVED BY:

MICHAEL A. HUNTLEY	
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# Design Review Board Staff Report

**DATE:** October 20, 2015

**AGENDA ITEM NO:** 2-A

**TO:** Design Review Board  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**BY:** Harald Luna, Assistant Planner  
**SUBJECT:** New Construction Less Than 10,000 square feet – 4-Unit Residential Condominium Development – 217 North Nicholson Avenue Design Review Board (DRB-15-14).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-14) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Angus Lin, is requesting design review approval for the construction of a 4-unit condominium development at 217 North Nicholson Avenue. The property is located on the west side of North Nicholson Avenue between East Emerson Avenue and East Garvey Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

### **Site Analysis**

To the north, south, east and west are R-3 zoned lots with multiple-family residential developed properties. The design and character of the surrounding residential dwellings consist of the mid-century tract and contemporary architectural styles, consisting of two-story multiple-family residential buildings with attached garages built, as early as, from 1958 to present day.

### **Project Description**

The subject property has a frontage of 50 feet and a depth of 273 feet, with a total lot area of 13,666 square feet in size. Per R-3 development standards, a maximum building

density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 4 units can be built on the lot, and 4 units are proposed. The subject property is currently developed with older detached residential dwelling units constructed from 1924 to 1947. The property will remain as one lot.

All 4 units will range in size between 1,717 square feet and 2,526 square feet in area. Three of the units will have 4 bedrooms and one unit will have 5 bedrooms. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, 5-foot interior side setback for the first floor, and 10-foot interior side setback for the second floor. Each unit will be two stories, with a maximum height up to 28 feet 3 inches. A building separation of at least 12 feet 4 inches up to 16 feet 4 inches will be provided between the residential buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest space per dwelling unit. Overall, 8 enclosed subterranean garage spaces and 4 guest parking spaces are required and will be provided. According the site plan, each unit will provide a two-car garage and one guest parking space meeting the off-street parking requirements. The driveway will be 18 feet in width and each parking space will have a back-up area of 26 feet. In addition to the driveway area a 3 foot wide walkway will be provided from the parking areas to the public sidewalk.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 1,600 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 1,748 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 292 square feet up to 396 square feet.

### Architecture

The proposed architectural style is a contemporary interpretation of French Country architectural style. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, French Country is not uncommon throughout the city. Also, within the vicinity of the subject property are newer developments that have contemporary styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style.

The first and second floors of the dwellings will consist of a combination of sand finish stucco walls with a decorative smooth finish precast concrete cornice and stone veneer. The first floor stucco walls will be painted in a brown color (La Habra Stucco, Color: X-434 Fallbrook) and the second floor walls will be painted in an off-white color (La Habra Stucco, Color: X-81 Oatmeal). The stone veneer (Coronado Stone, French Country Villa Stone, Color: Bordeaux) will be used as an accent on the bottom portion of all the building elevations and on certain wall projections of the first floor. The precast concrete cornice and banding trim (Veristone, Color Blanca) will be used as an accent band between the first and second floors and for the window and door trims. The dwelling units will feature tall sloping hipped, with barrel and cross gable roof lines. The hip and gable roof will be comprised of grey color concrete tile roofing (Auburn Tile, Standard

Series. Staggered, Color French Provincial Blend), and the barrel roof of an opaque copper color metal tile (AEP Span. Standing Seam, Color: Cool Agean Copper). The wood fascia boards and rain gutters will be painted in a white color (Dunn-Edwards: DE6225: Fossil). The applicant is proposing to use dual pane vinyl frame windows in a dark brown color (Milgard: Fiber-glass Window and Doors: Brownstone). The decorative main entry doors will be comprised of a solid core wood material with a natural walnut stain finish (Jeld-Wen Custom Wood doors: Model 340 with molding 116 Raised, Mission Lockset. Color: Walnut Clear Finish). The garage doors will be sectional steel doors.

The balcony wrought iron railing on the second floors will be 3 feet 6 inches high and painted dark brown color to match the window frames "Brownstone" color. Decorative wall light fixtures will be incorporated into the design on the first floor of the dwelling that will have a vintage design (Quoizel outdoor lighting) to compliment the architectural design of the dwelling.

As part of the project, the property will include a new concrete walkway and driveway with decorative pavers (Belgard Mega Laffit Grana, Color Montecito) that lead to the subterranean parking areas, a new concrete walkway system will be provided that leads to the front doors of the units and to the common open space areas. The applicant is proposing to install new perimeter fencing that consist of a 6 foot high block wall with a stucco finish (La Habra Stucco, Color: X-215 Mesa Verde) behind the 25 foot front yard setback area and 4 feet high within the front yard area along the rear, north and south side property lines. The private open space areas for the dwelling units will be designed as decks over portions of the driveway area and will be provided with 5 foot high wood fencing.

#### Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 4-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs and ground covers. The proposed trees include 24-inch box size Sweet Shade Tree, Crape Myrtle, and 15-gallon size Purple Leaf Plum. The proposed plants and shrubs include 5 gallon size Coyote Brush, Gardenia, Daylily, English Lavender, Variegated Lily Turf, African Boxwood, Dwarf Myrtle, Sweet Olive, New Zealand Flax, Dwarf Hawthorne, Hybrid Tea Rose, Dwarf Rosemary, and Dwarf Laurustinus. The proposed ground covers include Mother-of-Thyme, Star Jasmine, and Tall Fescue blend. Other landscaping materials and features set within the common open space area include sitting areas, barbecue areas, and a trellis. As part of the landscaping the applicant will incorporate a natural bio-swale within the front yard area to minimize water run-off. Staff believes that the proposed contemporary interpretation of French Country architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

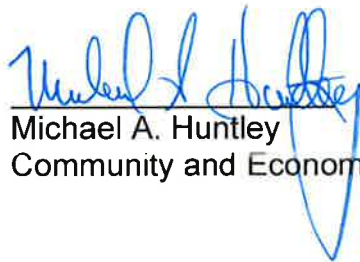
**CONCLUSION:**

Staff reviewed the application and believes the proposed 4 residential condominium units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary interpretation of French Country architectural style, which fits within the character of the neighborhood and will help improve the quality of the area.

**Environmental Assessment**

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 and 15332 as a Class 15 categorical exemption (Minor Land Divisions) and Class 32 categorical exemption (Infill Development). The project consists of the division of property in an urbanized area that is zoned for residential use into four or fewer parcels. The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a four-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

Respectfully submitted,



Michael A. Huntley  
Community and Economic Development Director

**Attachments:**

- Exhibit A: Conditions of Approval
- Exhibit B: Site, Floor, Elevation and Landscape plans
- Exhibit C: Color Renderings
- Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped September 29, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of 4 residential condominium dwelling units with their required garage parking and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser units must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas. The drip irrigation system must be installed and operating prior to final inspection.
12. At the time of plan check the applicant must submit a revised landscape plan that shows the use of a natural bio-swale within landscape areas of the property to help reduce the amount of water run-off.



13. At the time of plan check the applicant must submit revised elevation and section plans that show a minimum vertical clearance for the garage doors of seven (7') feet and a ceiling height of eight (8') feet minimum for the garage and basement areas.



# Design Review Board Staff Report

**DATE:** October 20, 2015

**AGENDA ITEM NO:** 2-B

**TO:** Design Review Board  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**BY:** Harald Luna, Assistant Planner  
**SUBJECT:** New Construction Greater Than 10,000 square feet – 5-Unit Residential Condominium Development – 221-223 South New Avenue Design Review Board (DRB-15-23).

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-23) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Gary Lin, is requesting design review approval for the construction of a 5-unit condominium development at 221-223 South New Avenue. The property is located on the west side of South New Avenue between East Garvey Avenue and East Newmark Avenue. The property is zoned R-3 (High-Density Residential) and is designated HDR (High-Density Residential) in the General Plan.

On July 14, 2015, the Planning Commission adopted Resolution No. 13-15 approving Tentative Map No. 072976 (TM-15-02) to allow the subdivision of air-rights for a 5-unit residential condominium development.

## **Site Analysis**

To the north, south and west are R-3 zoned lots and to the west is the City of Rosemead. The west side of south New Avenue between East Garvey Avenue and East Newmark Avenue is currently developed with a mixture of different building types including a motel, residential care facility, church, attached apartment buildings, single-family and Multiple-family residential dwellings. The existing developments range in year of construction from the 1920s to the 1990s. The design and character of the

surrounding residential dwellings consist of the mid-century tract and contemporary architectural styles, consisting of single and two-story buildings with attached and detached garages.

### Project Description

The subject property has a frontage of 79.8 feet and a depth of 200 feet, with a total lot area of 15,900 square feet in size. Per R-3 development standards, a maximum building density of 1 unit per 3,000 square feet applies to the subject property. A maximum of 5 units can be built on the lot, and 5 units are proposed. The subject property is currently developed with older detached residential dwelling units constructed from 1945 to 1963. The property will remain as one lot.

All 5 units will have 4 bedrooms that range in size between 2,104 square feet and 2,220 square feet in area. The proposed buildings on the site will meet the required front and rear setback areas of 25 feet, 5-foot interior side setback for the first floor, and 10-foot interior side setback for the second floor. Each unit will be two stories, with a maximum height of 27 feet. A building separation of at least 12 feet and up to 21 feet will be provided between the residential buildings.

According to Monterey Park Municipal Code (MPMC) § 21.22.050, condominium units with four or more bedrooms require 2 enclosed garage spaces, plus 1 guest space per dwelling unit. Overall, 10 enclosed subterranean garage spaces and 5 guest parking spaces are required and will be provided in the subterranean parking level. According to the garage level plan, each unit will provide a two-car garage and one guest parking space meeting the off-street parking requirements. The driveway will be 18 feet in width and each parking space will have a back-up area of 26 feet. In addition to the driveway area a 3 foot wide walkway will be provided on both sides of the driveway from the parking areas to the public sidewalk.

Per the MPMC § 21.08.080(O), the project is required to provide a minimum of 2,000 square feet of common open space, and a minimum of 250 square feet of private open space per unit. According to the site plan, the project will include 2,143 square feet of common open space throughout the property, and each unit will be provided with private open spaces that range from 255 square feet up to 302 square feet.

### Architecture

The proposed architectural style is a Modern architectural style. While, the architectural style of the surrounding residential neighborhood has a variety of architectural styles, Modern is not uncommon throughout the city. Also, within the vicinity of the subject property are newer developments that have contemporary styles with similar exterior finishes and roofing materials which will be consistent with the proposed architectural style.

The proposed first and second floors of the building elevations will consist of a combination of cement plaster with a smooth finish painted in a light grey color (La Habra: Cement Plaster Smooth Finish: Silver Grey), and fiber cement lap board siding

with a wood grain finish and stained in red color (Cerber: Fiber Cement Siding, Wood Grain Premium 2 coat solid, Red). The first and second floors of the residential dwelling units will have a combination of flat and shed style roof systems at varying heights to emulate a gable roof design on the front and rear elevations. The roof will have a ribbed seam metal roofing material in a metallic silver color (Metal Sales manufacturing corporation, Classic Rib Panel, Metallic Silver). The roof eave fascia boards will be painted in white color (Dunn-Edwards: DE380, White).

The applicant is proposing to use dual pane aluminum frame windows and doors in an aluminum color (Milgard: Aluminum Window and Doors: Manufacture Aluminum). The dwelling will feature a series of metal framed shade awnings on the second floor of all the dwelling units. In evaluating the modern architectural style of the dwelling, it is staff's assessment that, as conditioned, a smooth finish sectional garage door be incorporated into the design for all the garage doors and are painted in a grey color to compliment the architectural design of the dwelling.

The balconies located on the second floor will feature a combination of cement plaster walls with a smooth finish painted in a light grey color (La Habra: Cement Plaster Smooth Finish: Silver Grey), and aluminum railing system. Although no exterior lighting is proposed staff has placed a condition that requires the applicant to incorporate a decorative modern wall light fixtures that has a stainless steel finish adjacent to the front main entry doors and the garage doors for each dwelling unit.

As part of the project, the property will include a new concrete driveway, and as conditioned, with decorative pavers that lead to the subterranean parking areas, a new concrete walkway system will be provided that leads to the front doors of the units and to the common open space areas. The applicant is proposing to install new perimeter fencing that consist of 6 foot high block walls, as conditioned, with a stucco finish (La Habra: Cement Plaster Smooth Finish: Silver Grey) along the rear, north and south side property lines behind the 25 foot front yard setback area and 4 feet high within the front yard area. The private open space areas for the dwelling units will be provided with a 5 foot high decorative fencing comprised of fiber cement lap board siding with a wood grain finish and stained in red color (Cerber: Fiber Cement Siding, Wood Grain Premium 2 coat solid, Red).

### Landscaping

The project will provide sufficient landscaping to comply with the landscaping requirements for a 5-unit residential development. The proposed landscaping is comprised of a mixture of trees and shrubs and ground covers. The proposed trees include 24-inch box size Weeping Fig, Maidenhair, Lavender Trumpet, and 15-gallon size Majestic Beauty Indian Hawthorn. The proposed plants and shrubs include 5-gallon size pink Princess, Texas Privet, Azalea, Cats Claw, Wheeler's Dwarf Pittosporum, 1-gallon size Blue Lily of the Nile, Daylily, Rock Rose, False Heather. The proposed ground covers include Blue Fescue and Marathon II. Other landscaping materials and features set within the common open space area include sitting areas, vegetable gardens in the rear yard area and concrete pots with plants. Staff believes that the

proposed Modern architectural style along with the placement and orientation of the buildings with the landscaped areas is in keeping with the residential character of the area.

Although the project will provide sufficient landscaping to comply with the landscaping requirements for a multiple-family residential development, staff is recommending that additional drought tolerant plant species and a water efficient irrigation system be used within the landscaped area to reduce water consumption and run off. In addition staff has included a condition that requires the applicant/property owner to use more California native and drought tolerant type plant species and a drip irrigation system within the landscaped areas.

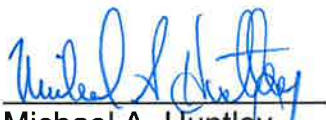
### **CONCLUSION:**

Staff reviewed the application and believes the proposed 5 residential condominium units with their attached 2-car garages and open space areas are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a Modern architectural style that incorporates exterior building finishes and colors, which fits within the character of the neighborhood in that the designer has pulled architectural elements from other houses in the immediate area.

### **Environmental Assessment**

The Project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15332 as a Class 32 categorical exemption (Infill Development). The project conforms with the General Plan because, according to the Land Use Element, the High Density Residential land use category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The project is the subdivision of air rights to establish and maintain a 5-unit condominium development. The project is consistent with the zoning. No variances or exceptions are required for this project, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subject property is relatively flat.

Respectfully submitted,

  
Michael A. Huntley

Community and Economic Development Director

**Attachments:**

Exhibit A: Conditions of Approval

Exhibit B: Site, Floor, Elevation and Landscape plans

Exhibit C: Color Renderings

Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with plans date-stamped September 4, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for the design of 5 residential condominium dwelling units with their required garage parking and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. The HVAC Condenser units must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. The irrigation plan must show the use of a drip irrigation system within the landscape planter areas. The drip irrigation system must be installed and operating prior to final inspection.
12. A revised landscaping plan must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant and native specimens, and xeriscaping practices, subject to the review and approval of the Planner.



13. At the time of plan check the applicant/property owner must provide a revised elevation plan that shows a metal sectional garage door with a smooth finish and painted grey to compliment the dwelling units Modern architectural style, subject to the review and approval of the Planner.
14. The plan check plans must show roof drainage, such as gutters and downspouts to match the exterior building colors, subject to the review and approval of the Planner.
15. At the time of plan check the applicant/property owner must submit a revised elevation plan that shows an exterior modern light fixture design in a stainless steel material that is consistent with the architectural style of the dwelling, subject to the review and approval of the Planner.
16. At the time of plan check the applicant/property owner must provide a revised site plan that indicates the manufacturer information for the decorative pavers located on the driveway area within the 25 foot front yard setback area.
17. The new perimeter concrete block walls must have a cement plaster with a smooth finish painted in a light grey color (La Habra: Cement Plaster Smooth Finish: Silver Grey) to match the dwelling.
18. The revised site plan must show a revised project description that reflects the correct floor area square footages for units 1 and 3, and private total open space area for units 2 and 4.